



Marlborough Place, St John's Wood NW8

Marlborough Place, St John's Wood NW8

A four floor house with a striking contemporary interior providing approximately 2,500 sq ft/230 sq m of accommodation. The house is a one off designed by award winning architects KSR and is set behind a gated front driveway providing secure off street parking for 3 cars and ensuring privacy from the street. Further features include a lovely south facing rear garden with the benefit of planning permission (dated September 2015) for the construction of a garden studio as illustrated in the CGI. Further information on this is available upon request. The house is positioned in the section of Marlborough Place between Abbey Road and Hamilton Terrace within a short distance of the amenities of both St John's Wood and Maida Vale.

Accommodation and Amenities

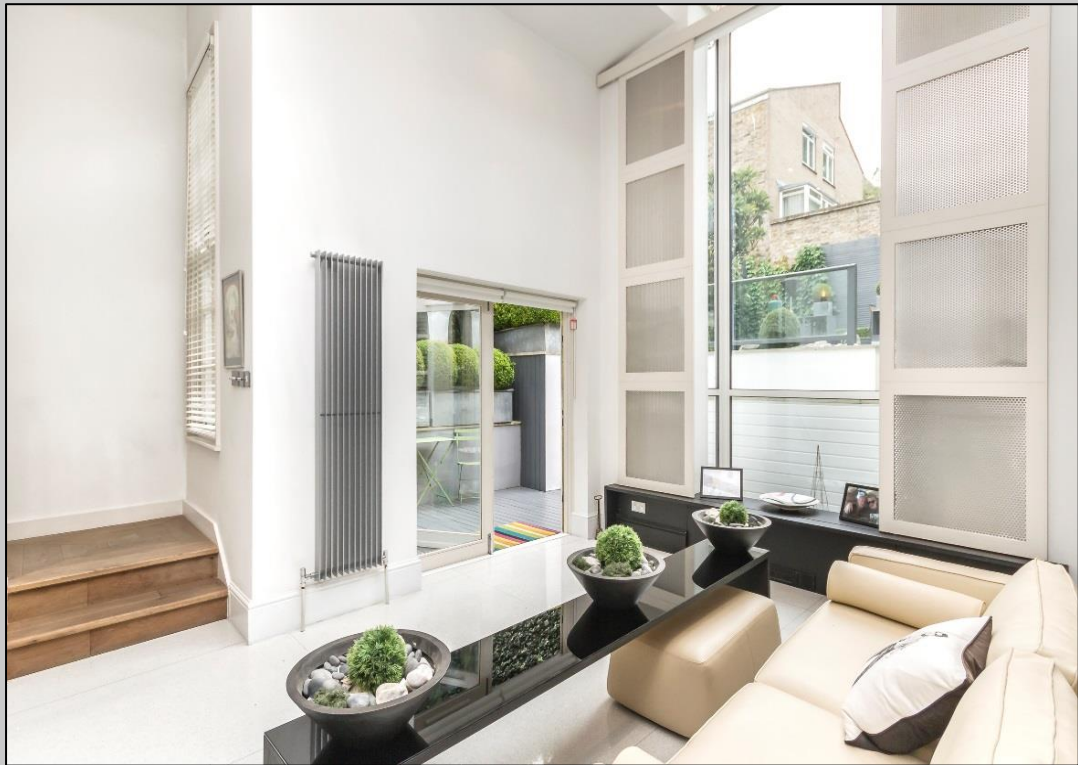
- 3-4 Bedrooms (Air Conditioned) • 3 Bathrooms (2 En suite) • Study/bedroom 4 with terrace • Double Reception Room • Kitchen/Dining room
- Double Volume Conservatory/Sitting area • 2 Guest Cloakrooms • Fully Integrated Audio Visual System & CCTV Security • Parking for 2-3 Cars

EPC Rating – D

TENURE: FREEHOLD

ASKING PRICE: £4,950,000 SUBJECT TO CONTRACT







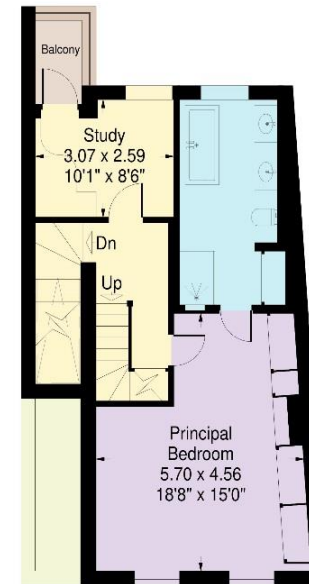
AR
ARLINGTON
RESIDENTIAL

020 7722 3322
arlingtonresidential.com

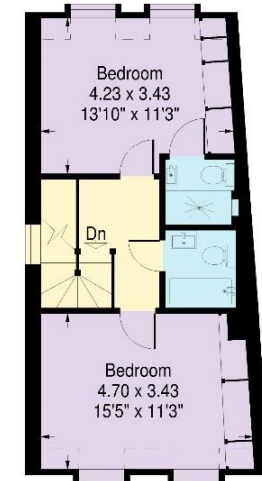
Marlborough Place, London NW8



Approximate Gross Internal Area:
 233.8 sq.m. / 2517 sq.ft. (excluding void)
 (Including external stores and reduced height
 area, below 1.5m - denoted with dashed line)
 Stores - 2.7 sq.m. / 29 sq.ft.
 Reduced height area - 2.2 sq.m. / 24 sq.ft.



First Floor



Second Floor

APPROX. SCALE
 0 1 2 3 4 5 10Ft
 0 1 2 3M

www.ProplanUK.co.uk
 All measurements and figures are taken
 in accordance with RICS guidelines.
 This plan is for guidance only and must
 not be relied upon as a statement of fact.

IMPORTANT NOTICE

These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intent to rely. Measurements are given for guidance only.